

035.0

0001

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

1,010,000 / 1,010,000

USE VALUE:

1,010,000 / 1,010,000

ASSESSED:

1,010,000 / 1,010,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
75-77		BROADWAY, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TOKADJIAN SALPHIE T & PANOS	
Owner 2:	
Owner 3:	

Street 1: 75 BROADWAY	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: TOKADJIAN SALPHIE T & PANOS -	
Owner 2: TOKADJIAN CHAKE & SOUKIAS -	

Street 1: 75-77 BROADWAY	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry:	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains 4,883 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 3930 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R3	THREE FAM	100	water	

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	
s		Street	

t		Gas:	

LAND SECTION (First 7 lines only)	
Use	Description

Use	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4883		Sq. Ft.	Site		0	80.	1.04	1			Med. Tr	-10					407,874						407,900	

Total AC/HA: 0.11210

Total SF/SM: 4883

Parcel LUC: 105 Three Fam.

Prime NB Desc: ARLINGTON

Total: 407,874

Spl Credit

Total: 407,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

1,010,000 / 1,010,000

APPRAISED: 1,010,000 / 1,010,000

USE VALUE: 1,010,000 / 1,010,000

ASSESSED: 1,010,000 / 1,010,000

User Acct 24057

GIS Ref

GIS Ref

Insp Date 11/07/18

USER DEFINED

Prior Id # 1: 24057

Prior Id # 2:

Prior Id # 3:

Date 12/10/20

Time 18:11:18

PRINT

Date 09/20/19

Time 08:38:10

apro

2844

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## PREVIOUS ASSESSMENT

## Parcel ID 035.0-0001-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	601,700	900	4,883.	407,900	1,010,500	1,010,500	Year End Roll	12/18/2019
2019	105	FV	460,500	0	4,883.	433,400	893,900	893,900	Year End Roll	1/3/2019
2018	105	FV	460,500	0	4,883.	316,100	776,600	776,600	Year End Roll	12/20/2017
2017	105	FV	432,700	0	4,883.	275,300	708,000	708,000	Year End Roll	1/3/2017
2016	105	FV	432,700	0	4,883.	234,500	667,200	667,200	Year End	1/4/2016
2015	105	FV	387,000	0	4,883.	229,400	616,400	616,400	Year End Roll	12/11/2014
2014	105	FV	387,000	0	4,883.	188,600	575,600	575,600	Year End Roll	12/16/2013
2013	105	FV	402,200	0	4,883.	179,500	581,700	581,700		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOKADJIAN SALPH	1244-144		11/5/2001	Family		1	No	No	
SPERS CHERYLJE	1181-168		12/19/1997		325,000	No	No	Y	

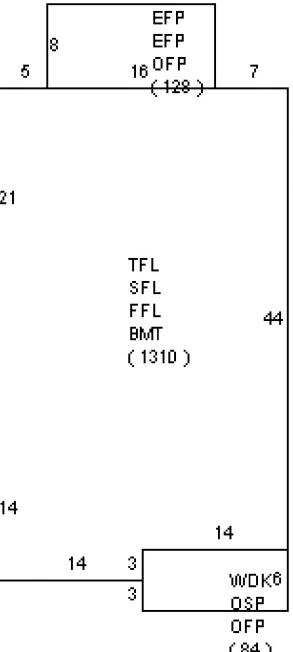
## BUILDING PERMITS

## ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2010	163	Demoliti	24,000	C				DEMO PORCH
12/22/2009	1265	Siding	49,900					

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
1/27/2009	Meas/Inspect	294	PATRIOT
3/17/2000	Inspected	264	PATRIOT
2/25/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																																																																																																																																																																																												
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(Liv) Units: 3	Total: 3			3/4 Bath:	Rating:																																																																																																																																																																																																																																																																			
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																																																																																																																																																																																																																																																																			
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																																																																																																																																																																																			
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Prim Floors: 3 - Hardwood				Override:		%																																																																																																																																																																																																																																																																		
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